

178.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

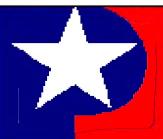
676,800 / 676,800

USE VALUE:

676,800 / 676,800

ASSESSED:

676,800 / 676,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		DOW AVE, ARLINGTON

OWNERSHIP

Owner 1:	MCGRATH LARA & EDWARD	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 63 DOW AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	SWIFT DONALD S & DIANE A -
Owner 2:	-
Street 1:	63 DOW AVE
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains 5,508 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1788 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5508		Sq. Ft.	Site		0	70.	1.06	7									409,669						409,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5508.000		266,300		800		409,700		676,800							
Total Card							0.126		266,300		800		409,700		676,800		Entered Lot Size					
Total Parcel							0.126		266,300		800		409,700		676,800		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

Parcel ID 178.0-0003-0003.0

!13968!

USER DEFINED

Prior Id # 1:	120407
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:51:21
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWIFT DONALD S	67533-411		6/29/2016		580,000	No	No		
	13673-684		4/1/1979		37,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/13/2018	1695	Insulate	7,400	C					9/8/2018	Inspected	BS	Barbara S
									7/31/2018	MEAS&NOTICE	CC	Chris C
									3/8/2017	SQ Returned	EMK	Ellen K
									10/17/2008	Meas/Inspect	163	PATRIOT
									3/14/2000	Inspected	276	PATRIOT
									1/4/2000	Mailer Sent		
									12/28/1999	Measured	163	PATRIOT
									12/1/1981		PS	
									Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	15 - Old Style			Full Bath:	1	Rating:	Good	SIN/BMT; EST. DAY CARE.										
Sty Ht:	1H - 1 & 1/2 Sty			A Bath:		Rating:												
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:												
Foundation:	2 - Conc. Block			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average											
Prime Wall:	4 - Vinyl			A HBth:		Rating:												
Sec Wall:		%		OthrFix:		Rating:												
Roof Struct:	1 - Gable			OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average											
Color:	BEIGE			A Kits:		Rating:												
View / Desir:				Fpl:		Rating:												
GENERAL INFORMATION				WSFlue:		Rating:												
Grade:	C - Average			CONDOS INFORMATION														
Year Blt:	1927	Eff Yr Blt:		Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdict:		Fact:	.	Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION								REMODELING						
Avg Ht/FL:	STD			Phys Cond:	AV - Average		31.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:				%	Interior:		1	7	2					
Sec Int Wall:		%		Economic:				%	Additions:									
Partition:	T - Typical			Special:				%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:				%	Baths:									
Sec Floors:	15 - Carpet	20	%	Total:			31	%	Plumbing:									
Bsmnt Flr:	4 - Carpet			Basic \$ / SQ:	130.00				Electric:									
Subfloor:				Size Adj.:	1.35000002				Heating:									
Bsmnt Gar:				Const Adj.:	0.98794085				General:									
Electric:	3 - Typical			Adj \$ / SQ:	173.384				Totals:		1	7	2					
Insulation:	2 - Typical			Other Features:	69500													
Int vs Ext:	S			Grade Factor:	1.00													
Heat Fuel:	2 - Gas			NBHD Inf:	1.00000000													
Heat Type:	5 - Steam			NBHD Mod:														
# Heat Sys:	1			LUC Factor:	1.00													
% Heated:	100			Adj Total:	385923													
Solar HW:	NO			Depreciation:	119636				Juris. Factor:									
% Com Wall:				Depreciated Total:	266287				Before Depr:	173.38								
									Special Features:	0								
									Final Total:	266300								
									Val/Su Net:	89.42								
									Val/Su SzAd:	185.70								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 178.0-0003-0003.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
A2	WOOD SHD	D	Y		112X12	A	AV	1990	7.39	T	23.2	101			800		800	
More: N	Total Yard Items:	800	Total Special Features:		Total:	800												
AssessPro Patriot Properties, Inc																		